

# Notice of Neighborhood Meeting

**PROJECT NAME:** Firs at Talus Preliminary Plat  
**LOCATION:** 7305 17<sup>th</sup> Avenue NW,  
Issaquah, WA 98027  
**FILE NO:** PRJ14-00021

**APPLICANT:** Leo Suver, President  
Steve Burnstead Construction  
11980 NE 24<sup>th</sup> Street #200  
Bellevue, WA 98005

## **NEIGHBORHOOD MEETING INFORMATION**

**DATE:** Thursday, February 11, 2021  
**TIME:** 6:00 p.m.  
**LOCATION:** Virtual Meeting – See link below  
<https://CityofIssaquahservicescheduling.as.me/Firs-at-Talus>

## **NEIGHBORHOOD MEETING**

The purpose of a neighborhood meeting is to allow the community to participate early in the permit process and to raise potential issues and concerns regarding a proposed subdivision. The project applicant will provide information regarding their proposed Preliminary Plat subdivision. The applicant will be available to answer questions and concerns about the project. City staff will also be in attendance.

## **PROJECT INFORMATION**

**Project Description:** A preliminary plat for the subdivision of approximately 5.37-acres, into 24 single-family residential lots. Primary access to the site is proposed from 17<sup>th</sup> Avenue NW. Infrastructure improvements will include roads, water, sewer, and frontage improvements. **(See attached plans)**

**Location:** Parcel Number 2924069052 **(See Vicinity Map)**

**Required Permits:** SEPA, Preliminary Plat, Final Plat, Site Work, Building, Landscape

**Required Studies:** Wetland, Geotechnical, Arborist

## **REGULATORY INFORMATION**

**Zoning:** Urban Village Single Family (UV-SF)

**Comprehensive Plan Designation:** Low Density Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**  
Issaquah Municipal Code (IMC), Comprehensive Plan (Online at: [issaquahwa.gov/codes](http://issaquahwa.gov/codes) and [plans](http://issaquahwa.gov/plans))

## **MEETING SIGN-UP**

Sign-up in advance of the meeting by entering the link above and following the steps:

1. Click on meeting date.
2. Click on meeting time.
3. Complete fields (first name, last name, address, etc.)

## **MORE INFORMATION**

The official public comment period will not commence until a preliminary plat application is filed with the City, though you may submit comments in advance of any permit applications.

Neighbors within 300 feet of the subject property and Parties of Record will receive separate notification of the application for preliminary plat.

Written comments may be submitted to:

Community Planning and Development Department  
P.O. Box 1307  
Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## **CITY CONTACT INFORMATION**

**Project Planner:** Doug Yormick  
**Phone Number:** 425-837-3083  
**E-Mail:** [dougy@issaquahwa.gov](mailto:dougy@issaquahwa.gov)

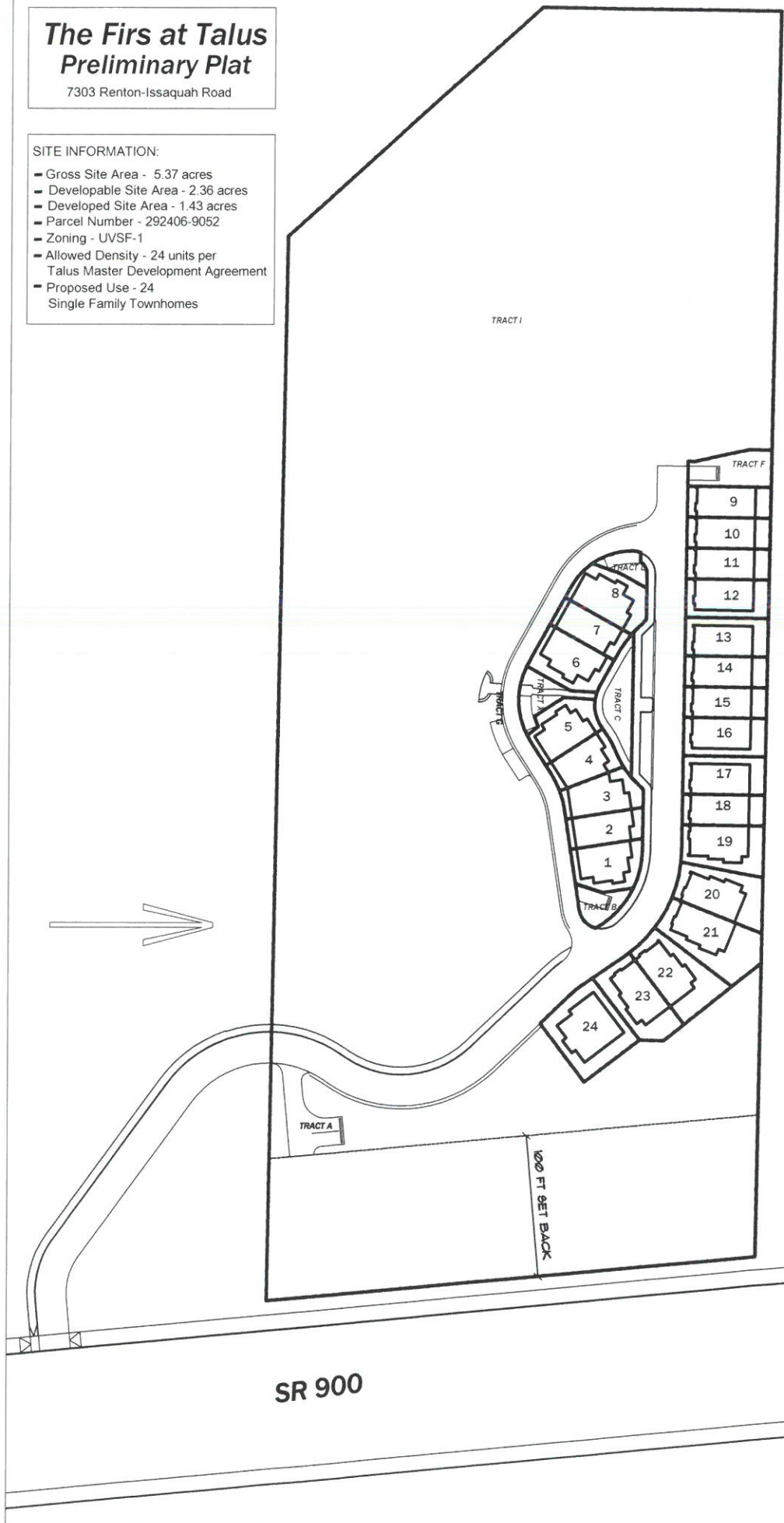
**Community Planning and Development Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# ***The Firs at Talus*** **Preliminary Plat**

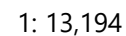
7303 Renton-Issaquah Road

## **SITE INFORMATION:**

- Gross Site Area - 5.37 acres
- Developable Site Area - 2.36 acres
- Developed Site Area - 1.43 acres
- Parcel Number - 292406-9052
- Zoning - UVSF-1
- Allowed Density - 24 units per Talus Master Development Agreement
- Proposed Use - 24 Single Family Townhomes







Age Group	Percentage
18-24	10%
25-34	20%
35-44	30%
45-54	25%
55-64	15%
65-74	10%
75-84	5%
85+	5%

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

### Issaquah Stream Rating

- Issaquah City Limits  
Streets (Medium scale)

- STREET
- HIGHWAY
- RAMP
- WALKWAY
- - DRIVEWAY; ACCESS; RETAIL ACCESS
- ✖ PERMANENTLY CLOSED

- Trails
- + Railroad
- Water Bodies
- Streams

- ### Shaded Relief

- High : 255

- Low : 0

- Parks - Open Space - NGPE

- PARK
- PARK/OPEN SPACE
- OPEN SPACE
- NGPE
- STATE PARK